126.A	0004	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	457,600	/	457,600
USE VALUE:	457,600	/	457,600
ASSESSED:	457,600	/	457,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		PLYMOUTH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BENDER ANNETTE
Owner 2:	
Owner 3:	
Street 1:	10 PLYMOUTH ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BENDER ANNETTE &HALPIN JOHN -
Owner 2:	SCHROT REBECCA -
Street 1:	8 PLYMOUTH ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1913, having primarily Wood Shingle Exterior and 956 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	454,300	3,300		457,600
Total Card	0.000	454,300	3,300		457,600
Total Parcel	0.000	454,300	3,300		457,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 478.66 | /Parcel: 478.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	315495
GIS Ref	
GIS Ref	
Insp Date	11/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 126.A-0004-0010.0

!16039!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	447,700	3300	.		451,000	451,000	Year End Roll	12/18/2019
2019	102	FV	673,800	3300	.		677,100	677,100	Year End Roll	1/3/2019
2018	102	FV	594,900	3300	.		598,200	598,200	Year End Roll	12/20/2017
2017	102	FV	541,500	3300	.		544,800	544,800	Year End Roll	1/3/2017
2016	102	FV	541,500	3300	.		544,800	544,800	Year End	1/4/2016
2015	102	FV	499,700	3300	.		503,000	503,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/11/20	05:41:33

LAST REV

Date	Time
11/08/18	15:31:22

danam

USER DEFINED

Prior Id # 1:	81146
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 16039

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BENDER ANNETTE	62307-382		7/24/2013	Convenience	1	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	Measured	DGM	D Mann
3/20/2013	NEW CONDO	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7296																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	BROWN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	35.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	402.192
Other Features:	62000
Grade Factor:	1.00
NBHD Inf:	1.25000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	558120
Depreciation:	103810
Depreciated Total:	454309

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	502.74
Special Features:	0	Val/Su Net:	475.21
Final Total:	454300	Val/Su SzAd	475.21

SKETCH

UnSketched SubAreas:
GLA: 956,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	956	402.190	384,496
Net Sketched Area:		956	Total:	384,496
Size Ad	956	Gross Are	956	FinArea 956

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 126.A-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10x20	A	AV	1913	27.50	T	40	102			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:	Total: 3,300